

CITY PLANNING COMMISSION

927-10th Street

SACRAMENTO, CALIFORNIA 95814

APPLICANT	Methodist Hospital of Sacramento, 7500 Timberlake Way, Sacramento, CA 95823		
OWNER	Methodist Hospital of Sacramento, 7500 Timberlake Way, Sacramento, CA 95823		
PLANS BY	Pacific Neon, 1576 Silica Avenue, Sacramento, CA 95815		
FILING DATE	3-5-82	50 DAY CPC ACTION DATE	REPORT BY: TM:bw
NEGATIVE DEC.	Exempt 15111	EIR	ASSESSOR'S PCL. NO. 117-120-16

- APPLICATION:
- Variance to erect an attached sign which exceeds the height and area requirements for signs within 660 feet of a freeway.
 - Variance to exceed the 16 square foot area requirement for signs located within the Office Building Review zone.

LOCATION: Westerly side of freeway 99 at 7500 Timberlake Way

PROPOSAL: The applicant is requesting the necessary entitlements to erect a 378+ square foot sign on the eastern portion of the Methodist Hospital.

PROJECT INFORMATION:

1974 General Plan Designation:	Hospital
1968 Valley Hi Community Plan Designation:	Hospital site
Existing Zoning of Site:	OB-R
Existing Land Use of Site:	Hospital

Surrounding Land Use and Zoning:

North:	Offices; OB-R
South:	Vacant; A
East:	U.S. 99; TC
West:	Vacant; R-1

Property Dimensions:	Irregular
Property Area:	4.5 acres
Height of Proposed Sign:	62 feet
Area of Proposed Sign:	378 square feet

PROJECT BACKGROUND: On August 6, 1981, the City Council adopted a series of sign ordinance amendments relating to on-site signs within 660 feet of the exterior right-of-way line of a freeway or proposed freeway. The amendments which pertain to this proposal are as follows:

- Attached signs shall have a maximum area of one square foot for each front foot of first floor building occupancy; provided that in no event shall the total area of attached signs visible by persons traveling on the freeway exceed 200 square feet for each occupancy.
- Attached signs shall have a maximum height of 20 feet measured from grade level.

The applicant's request pertains to Item two, which limits the maximum square footage to 200 square feet. In addition, the applicant's proposal exceeds the office building maximum sign area allowed square footage of 16-square feet.

APPLC. NO. P-82-060

MEETING DATE April 8, 1982

CPC ITEM NO. 21

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STAFF EVALUATION: The applicant is requesting what amounts to a hospital identification sign to be located on an elevator tower on the eastern side of the hospital (see site plan). The applicant has indicated that the sign is necessary for emergency purposes as well as for general identification.

The Sign Ordinance requires certain showings or findings for the granting of a variance. These findings are as follows:

- a. That exceptional or extraordinary circumstances or conditions apply to the case referred to in the application which do not apply generally in the same district, and the enforcement of the regulations of this article would have an unduly, harsh result upon the utilization of the subject property.
- b. That the variance(s) will not result in a special privilege to one individual property owner and the circumstances are such that the variance would be appropriate for any property owner facing similar circumstances.
- c. That the requested variance(s) will not materially and adversely affect the health and safety of persons residing or working in the neighborhood, and will not be materially detrimental to the public welfare or injurious to property and improvements in the neighborhood.

Staff finds that the applicant's request, as modified by staff, meets these requirements as demonstrated by the following:

1. The subject request involves a hospital identification sign which happens to be in the Office Building Review zone as well as being a designated Planned Unit Development. The Zoning Ordinance permits hospitals in any zone upon approval of a special permit. Therefore, due to the unique nature of a hospital use, staff does not oppose the request to exceed the Office Building Zone signage requirements.
2. The requested variance would not adversely affect the health and safety of persons residing in the area because the signage will provide for emergency identification to assist those individuals seeking medical help. Staff finds that without appropriate identification the health and safety of persons may be adversely affected.
3. The subject site is located west of U.S. 99, between the Stockton Boulevard/Mack Road and Duluth Avenue exits. Currently these exits are freeway sign identifying, "hospital services next exit," before each exit. However, both these interchanges are somewhat limited and access from these exits to the hospital is circuitous.

The proposed sign would be highly visible from the freeway and would undoubtedly aid emergency vehicles trying to locate the emergency entrance which is directly in front of the sign.

Among the requested entitlements is a variance to exceed the maximum square footage permitted of 200 square feet by 178 square feet - almost twice as large as permitted.

Staff recommends that the sign be scaled back or altered to stay within the 200 square foot maximum area as specified by the Sign Ordinance. Staff does not oppose the request to exceed the height requirement of 20 feet by 42 feet because of the building's characteristics and the need for identification.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Approval of the variance to erect a sign which exceeds the height requirements for signs within 660 feet of a freeway, based upon conditions and Findings of Fact which follow;
2. Approval of the variance to exceed the 16 square area requirement for signs located within the Office Building Review zone, based upon findings of fact which follow.

Conditions

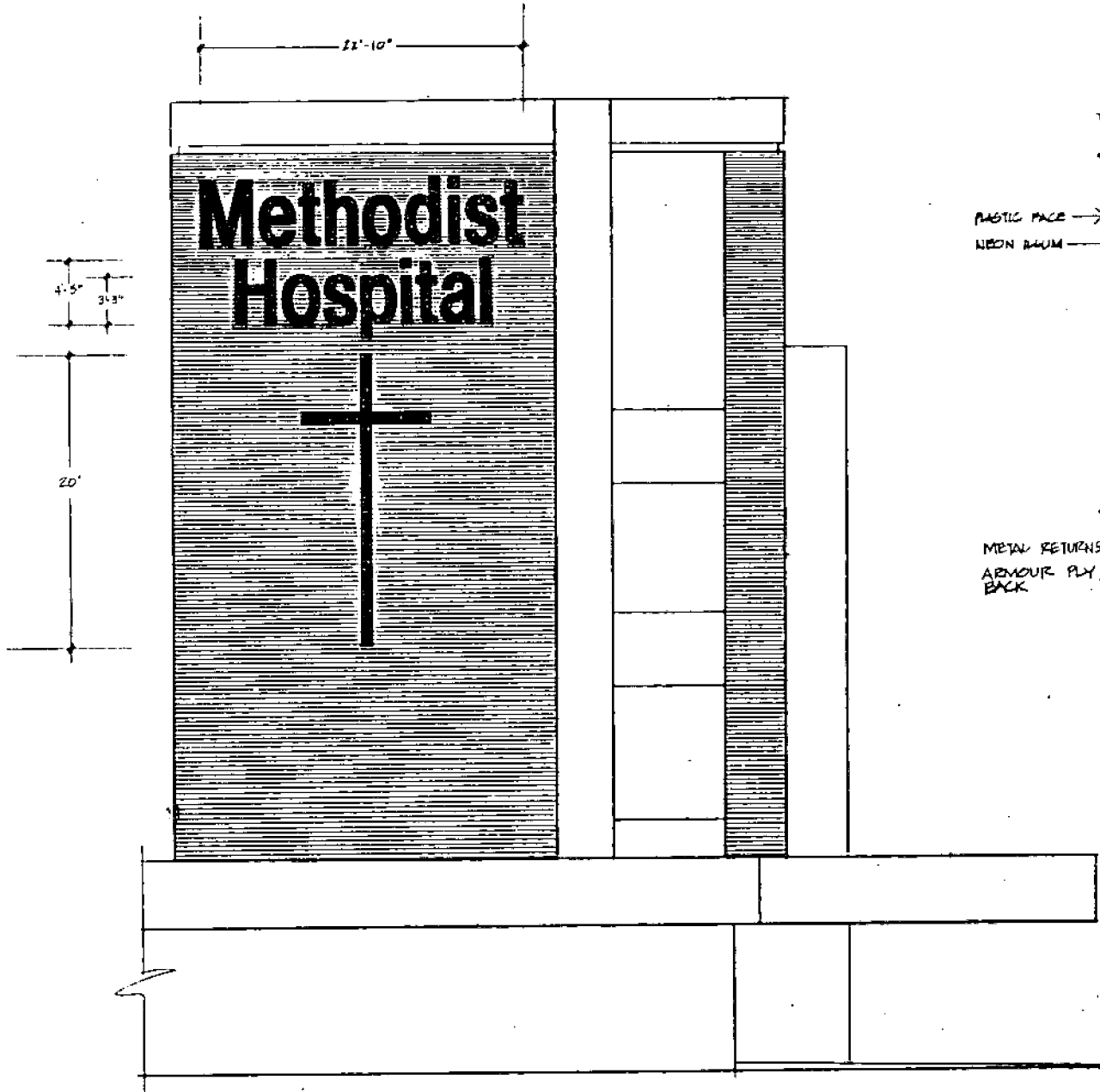
- a. The total height shall not exceed 62 feet;
- b. The total area shall not exceed 200 square feet.

Findings of Fact

- a. Hospital uses are permitted in any zone upon the granting of a special use permit by the Planning Commission. Therefore, the signage requirements are generally dependent more upon the specific nature of the use and surrounding land use rather than the zoning district in which it is located;
- b. The variances, as conditioned, do not constitute a special privilege extended to one property owner in that other such hospitals in a similar location and responsible for emergency services would also warrant the same variance;
- c. The variance, as conditioned, will improve the health and safety of persons residing or working in the neighborhood as well as those traveling on the freeway in that emergency services will be more easily obtained.

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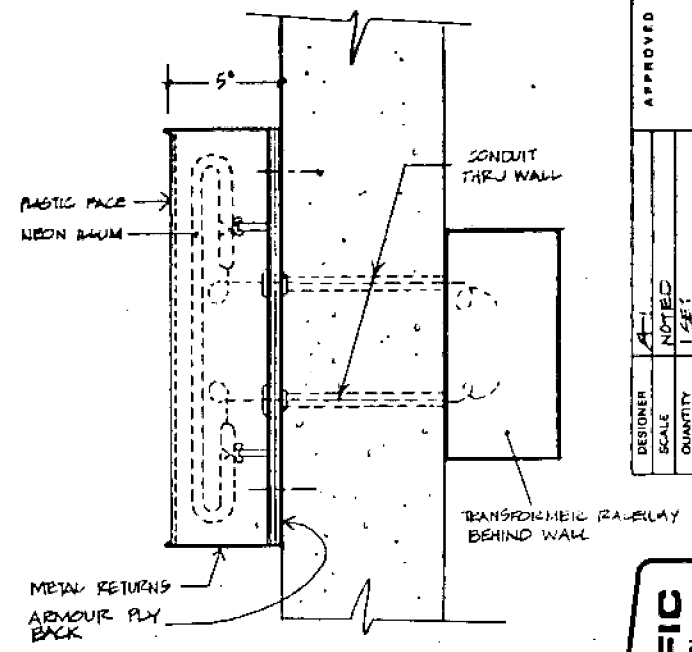
4-8-82



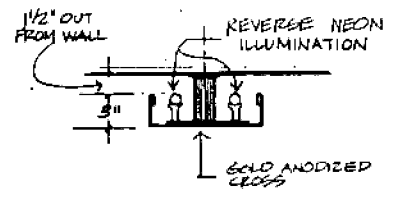
ELEVATION VIEW SCALE $\frac{3}{16}'' = 1'-0''$
EAST
SIDE

001401

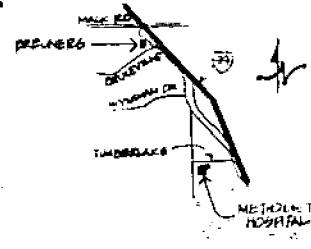
001401



TYPICAL LETTER DETAIL
 NO SCALE



SECTION THRU CROSS
 SCALE $\frac{1}{2}'' = 1'-0''$



DESIGNER	ATL	APPROVED BY	
SCALE	NOTED		
QUANTITY	1 SET		
CHECKED BY			



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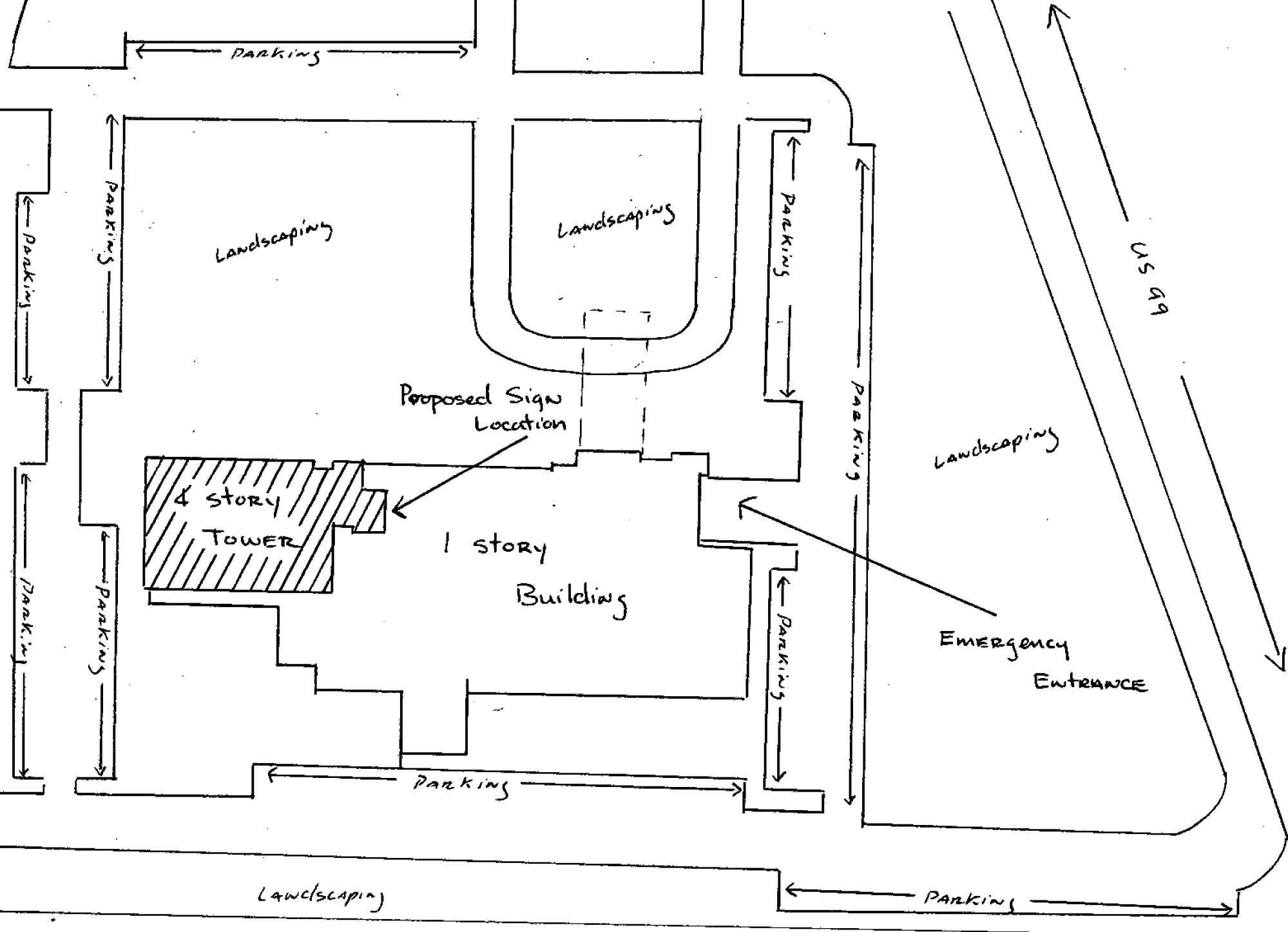
CUSTOMER	METHODIST HOSPITAL
ADDRESS	7500 TIMBERLAKE WAY
SALESMAN	RAY HEINZESS
DATE	12-1-81

No. 21

P-82-060

4-8-82

No. 21



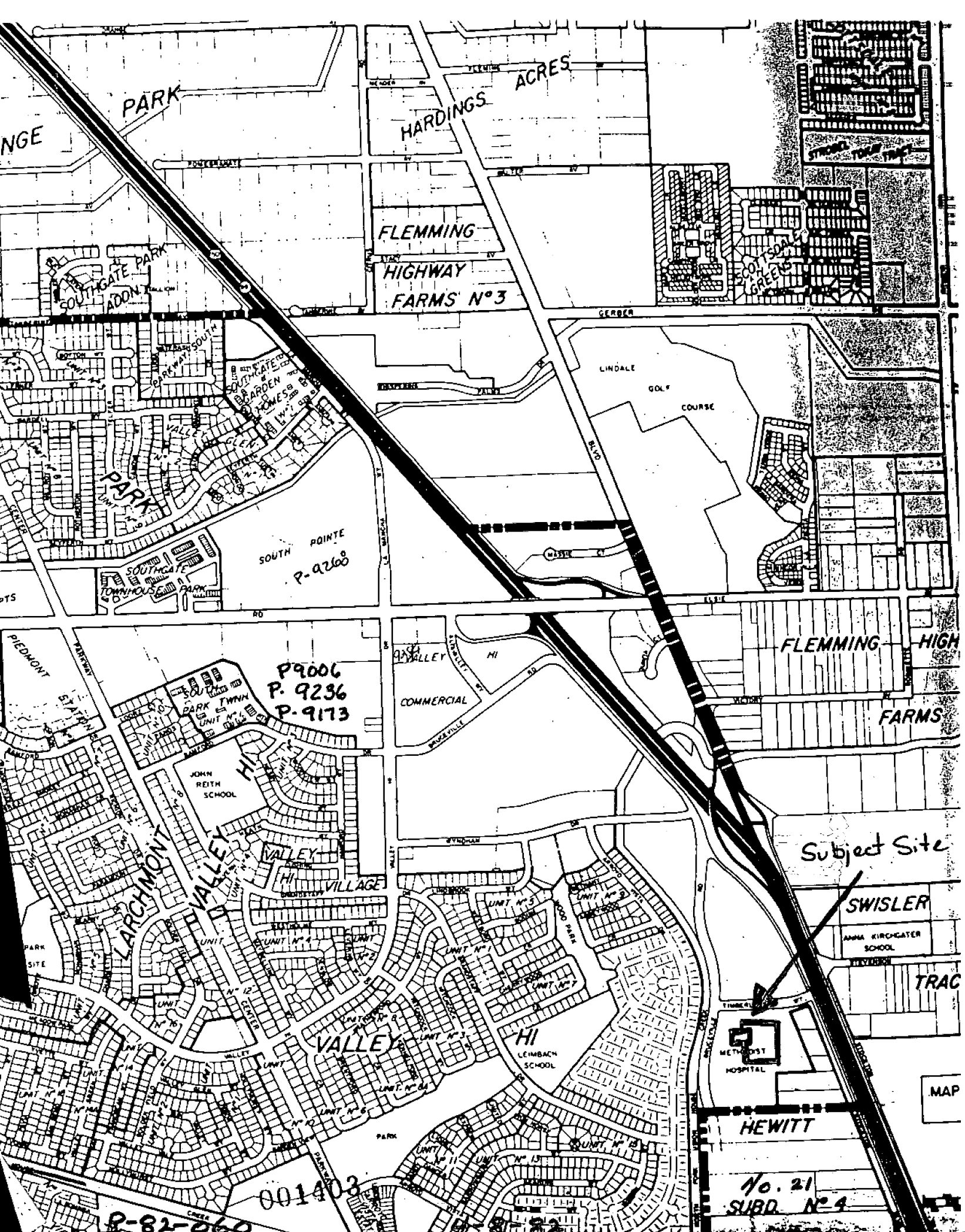
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PARK

HARDINGS ACRES

FLEMMING
HIGHWAY
FARMS N°3

LINDALE
GOLF
COURSE

SOUTH POINTE
P-9268

P9006
P-9236
P-9173

FLEMMING HIGH
FARMS

LARCHMONT
VALLEY

VALLEY VILLAGE

HI
LEIMBACH
SCHOOL

Subject Site

SWISLER

ANNA KIRCHGATER
SCHOOL

TRAC

METHUEN
HOSPITAL

HEWITT

No. 21
SUBD. N°4

001403

P-82-060